



# Memorandum

**To:** Planning and Zoning Commission  
**From:** Martin Zimmermann, Project Planner  
**Date:** July 12, 2006  
**Re:** proposed annexation of 20+ acres of land located south of Chick Lane in Bryan's extraterritorial jurisdiction (ETJ)

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At its meeting on July 11 of 2006, Bryan's City Council voted to accept a petition to annex 20+ acres of land located south of Chick Lane and approximately 830 feet north of West Villa Maria Road, west from its intersection with Kimmy Drive in Bryan's extraterritorial jurisdiction (ETJ). Please refer to the attached map showing the area proposed to be annexed. The owners of these 20+ acres, BCS Development Company, also own an adjacent 15-acre tract that adjoins West Villa Maria Road and is located within Bryan's corporate limits. They desire to develop this acreage with single-family homes, allowing for some commercial development along West Villa Maria Road. Preliminary plans for development of this acreage show approximately 117 single-family home sites.

Accepting the property owners' petition does not commit the City Council to someday approving all or any requested annexation. Accepting such petition simply initiates a series of proceedings which might eventually lead to annexation of the 20+ acres of land for which an annexation petition was received.

The *City of Bryan Code of Ordinances* requires the Planning and Zoning Commission to review and make recommendations to the City Council concerning annexations.

Staff recommends approving proposed annexation of all approximately 20 acres. Approving the annexation of this acreage will help promote orderly urban growth and development, minimizing the possibility of awkward and expensive urban "sprawl." Zoning regulations classify all new territory annexed to the City of Bryan as 'A-O' Agricultural-Open Districts.

